257 Hardy Street, Nelson

C ranked item on operative RMP

Lot 2 DP 372673



[Google Maps – at left December 2009; at right August 2023]

Two-storeyed commercial building, likely erected in 1883 by Benjamin Allen, who then sold the property to tailor William Short at the end of that year. Changes to fenestration, removal of quoins, addition of veranda *(c.1966)* and modernisation of shop fronts *(c.1967)* have all undermined historic authenticity of the façade, which can be seen in Nelson Provincial Museum photographs *(see below). Rear lean-to demolished in 2006. Façade remodelled in 2017; first floor reclad over veranda.*

Assessment: Contributes to the historic character of Hardy Street. Research to date has not established significance beyond historic character qualities.

Recommendation: Delete from schedule.

Dr Ann McEwan
Heritage Consultancy Services

9 February 2016 / 5 May 2023 [*italicised text added 20 April 2024*]



Short building in the late 19th century[?] Nelson Provincial Museum.

Assessment according to the heritage criteria:

Historic And Social Significance
The former Allen/Short building is not associated with a notable person or event and has some historic and social value as a demonstration of the commercial development of the city's central business district since the late-19th century.

Cultural And Spiritual Significance
The former Allen/Short building has limited value in relation to this criterion.

Architectural And Aesthetic Significance
The former Allen/Short building has limited architectural value as a highly modified late Victorian commercial building. The designer is unknown.

Technological And Craftsmanship Significance
The former Allen/Short building may have some minor value under this criterion assuming that any 19th century building fabric remains. The builder is unknown.

Archaeological Significance
The site of the building has potential archaeological significance given the colonial development that occurred on the site.

Scientific Significance
The former Allen/Short building may have minor scientific value for its potential to provide further information about its original design and construction.

Group, Landmark And Contextual Significance
The former Allen/Short building has contextual value as a building that contributes to the established character of Hardy Street and the central city as a whole.

Summary Statement
The former Allen/Short building is a highly modified Victorian building. While it remains in commercial use and contributes to the established character and amenity of Hardy Street, the building has limited historic and architectural qualities.

Recommendation
Delete this item from Appendix 1 as it does not meet the heritage assessment criteria.

References:
M Clark & J Mueller 'Building Heritage Inventory' report for 257 Hardy Street, 2009.
Nelson Evening Mail 5 February 1884, p. 4; 11 December 1888, p. 4; 17 March 1905, p. 1.
Colonist 22 May 1883, p. 4; 19 February 1894, p. 3.
Historic street directories.

Review date: 20 April 2024